ALPHA DESIGN
COLIN WILLIAMS
BUILDING AND DESIGN SERVICES LTD
TEL/FAX: 0161-707 5533
alphadesignltd@ntlworld.com

Design and Access Statement

Additional Information

Car Parking

Car Parking is only available in the parking bays opposite running the whole length of Rainforth Street no parking is available on site

Servicing

Service vehicles can only park in the parking bays on Rainforth Street opposite the development

Delivery Parking

Delivery parking is only available in the parking bays on Rainforth Street opposite the proposed development

28.04.08

11 Gilda Crescent Road, Eccles, Manchester M30 9AG

PLANNING
ACK'D
RECD
20 JUN 2008
INIT | REC'D | DATE

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PLANNING
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RECD 28 JAN 2008
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DESIGN & ACCESS STATEMENT
PROJECT 17A RAMSGATE ST LONGSIGHT MANCHESTER

DESIGN STATEMENT
THE PROPERTY A FORMER FACTORY ON THE GROUND FLOOR & A SMALL STORAGE FACILITY ON THE FIRST FLOOR.
THE UNIT IS SPLIT INTO 3 UNITS 17 IS RETAINED BY THE OWNER 17A & 17B IS LEASED BY THE APPLICANT
NO 17A IS THE PROPOSAL SITE & 17B IS LEASED BY THE APPLICANT & TRADES AS A CATALOGUE DISCOUNT STORE.
THE ONLY ELEVATIONAL CHANGE ON 17A IS THE CONVERSION OF WINDOW INTO A DOOR OPENING.

SITE CONTEXT
THE SITE IS WITHIN A STREET WITH RETAIL & RETAIL UNITS ON ONE SIDE OF THE ROAD & THE IMEX BUSINESS PARK ON THE OPPOSITE SIDE OF THE ROAD
TO THE REAR IS THE BUSY COMMERCIAL OF STOCKPORT ROAD.

USE OF LAND
17A IS A VACANT PORTION OF A FORMER FACTORY
17 IS RETAINED BY THE PROPERTY OWNER
17B IS USED AS A DISCOUNT FACTORY OUTLET.

LAYOUT.
THE PROPOSAL INCORPORATES A WAITING AREA, COOKING AREA & A DISABLED ACCESS RAMP

SCALE.
NO EXTENSIONS ARE INCLUDED WITHIN THE PROPOSAL

APPEARANCE
THE ONLY ELEVATIONAL CHANGE TO THE FRONT ELEVATION IS THE CONVERSION OF A DOOR FROM A WINDOW OPENING.
TO THE REAR THE EXISTING WC DOOR HAS BEEN BRICKED UP & ACCESS FORMED FROM WITHIN THE COOKING AREA.

ACCESS.
STEPS & RAMPED ACCESS TO THE FRONT ELEVATION.

THE PROPOSAL FOR ACCESS INTO THE TAKE AWAY TO BE IN ACCORDANCE WITH DESIGN FOR ACCESS 2 GUIDELINES

1. CLEAR OPENINGS 1000 FREE FROM PROJECTION
2. HAVE KICKING PLATES 250MM HIGH BOTH SIDES
3. DOOR FURNITURE TO CONTRAST WITH THE DOOR DOOR TO CONTRAST WITH FRAME.
4. DOORS TO BE FULLY GLAZED WITH CONTRASTING STRIPS AT HEIGHTS OF 1000MM & 1500 MM WITH THE LEADING EDGE OF THE DOOR BEING COLOUR & LUMINANCE CONTRASTED WITH ALL GLAZING LAMINATED
5. LOCKS FITTED 850MM ABOVE G.L.
6. APPROPRIATE SIGNAGE FIXED GLAZING
7. DOOR ENTRANCE AT G.L WITH FLUSH THRESHOLDS.

ALPHA DESIGN

3:3

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17A RAINFORTH STREET LONGSIGHT MCR
WASTE MANAGEMENT STRATEGY.

NO OF BINS. PROPOSED

2 NO PALADIN BINS.

BIN STORAGE AREA.

IN THE PASSAGE WHICH IS INDICATED AS
17 ON THE PROPOSED ELEVATION.

BINS COLLECTED FROM THE ENTRANCE
OF THE PASSAGEWAY INDICATED AS
NO 17. AS INDICATED ON PLAN. AS
AGREED WITH THE COUNCIL.

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